

CA 21-945 • 40 WEST BROAD STREET

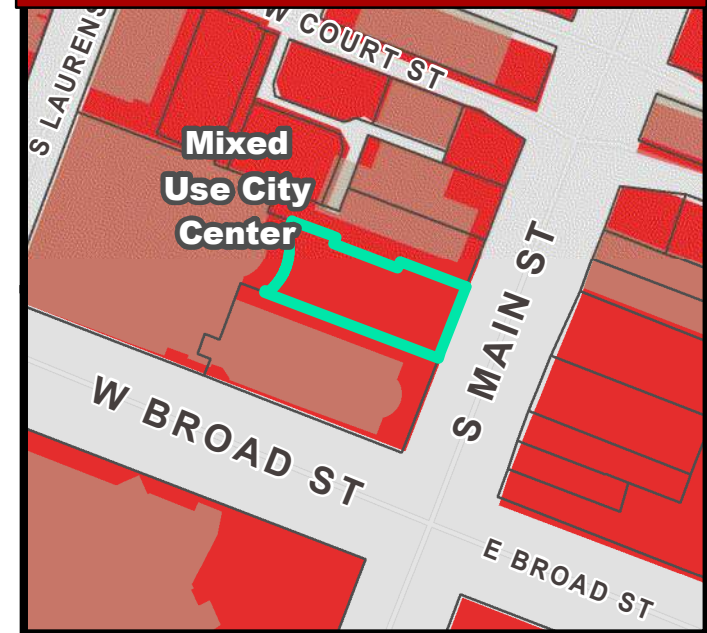
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

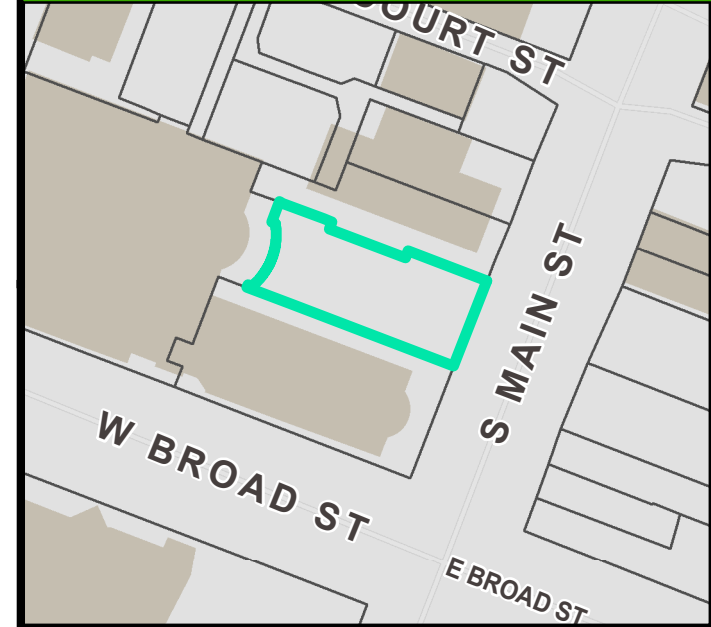


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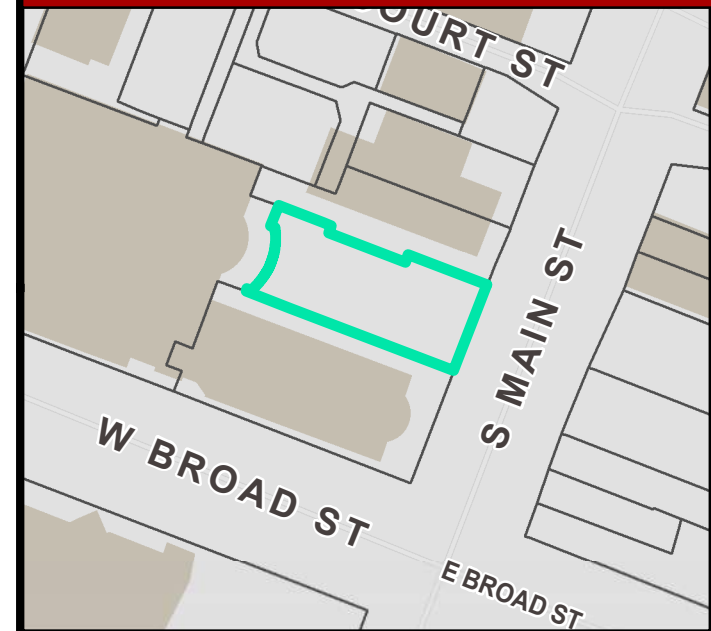
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS
URBAN DESIGN PANEL**

Contact Planning & Development:
(864) 467-4476

Office Use Only:

Application# _____ Fees Paid _____
Date Received _____ Accepted By _____
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	David Thompson Architect	Kirk Crawford, Windsor Aughtry
*Title:	Architect	Asset Manager
*Address:	704 Meeting Street, Charleston SC 29403	40 W. Broad Street, Suite 500, Greenville SC 29601
*Phone:	843-297-8939	864-516-4390
*Email:	dthompson@dthompsonarchitect.com	kcrawford@windsorauhtry.com

PROPERTY INFORMATION

*STREET ADDRESS 40 W Broad Street _____

*TAX MAP #(S) 0059000400206, 0059000400207 _____

*SPECIAL DISTRICT n/a _____

DESCRIPTION OF REQUEST

To include scope of project and justification or response to specific guidelines and special conditions.

Requesting approval for new structure in the courtyard space with outdoor dining, bar, and fireplace feature. Requesting approval for modifications to the existing storefront on courtyard and Broad Street side. Requesting approval for removal of existing fabric awnings.

INSTRUCTIONS

1. Preliminary meeting with staff is required prior to application submittal.
2. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the Planning & Development office no later than 2:00 p.m. on the date reflected on the attached schedule.
 - A. URBAN DESIGN PANEL Site plan review \$300.00
 Architectural review \$300.00
 - B. SIGNS \$150.00
 - C. APPLICATION FOR STAFF REVIEW
 Major (all site development activity, roof gardens, decks or accessory structures; or any project that requires consultation with a member of the DRB). \$100.00
 Minor (color change; replacement of windows/doors; additions, deletions or replacement of awnings; re-roofing; and projects that do not involve structural alterations, increase/decrease in window/door area or removal of architectural features). \$ 50.00
 - D. INFORMAL REVIEW
 - E. MODIFICATION TO AN APPROVED PROJECT
 Major (requires review by DRB) ½ original fee
 Minor (requires review by staff) \$ 50.00
 - F. REVISIONS (multiple required revisions may be subject to additional fees).
3. The staff will review the application for “sufficiency” pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies, which must be corrected prior to placing the application on the Design Review Board agenda.
4. If the application requires review by the Urban Design Panel, public hearing signs must be posted on the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.
5. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1”=20’ or ¼” = 1’, etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board’s (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

SITE PLAN REVIEW

- Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, proposed exterior equipment, etc.).
- Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).
- Model (physical or digital model that includes the surrounding context with massing only, no texture or articulation is required). ***The contextual model for the DRB boundary can be downloaded here: <https://greenvillesc.sharefile.com/d-s4197849a61943358>, and is provided as a .skp file. Data is updated monthly.***

ARCHITECTURAL REVIEW

- Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, landscape drawings, design and location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).
- Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and signage).
- Renderings (include perspective drawings, including views from pedestrian and public realm).
- Model (physical or digital model that includes the surrounding context and should include accurate scale, architectural detail to the extent that it describes the design intent, proposed textures and proposed signage).

For more detail on these submittal requirements, please refer to the **Greenville Downtown Design Guidelines**, adopted May 2017.

Please verify that all required information is reflected on the plan(s). Please submit one (1) paper copy and one (1) electronic version of the plan(s).

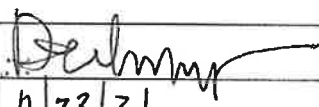
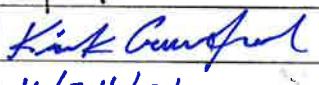
6. Please read carefully:

The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the Planning & Development office, by separate inquiry, determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner or act to have the restriction terminated or waived, the Planning & Development office will indicate in its report to the Design Review Board that granting the requested change would not likely result in the benefit the applicant seeks.

7. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ___ or is not ___ restricted by any recorded covenant that is contrary to, conflicts with or prohibits the requested activity.

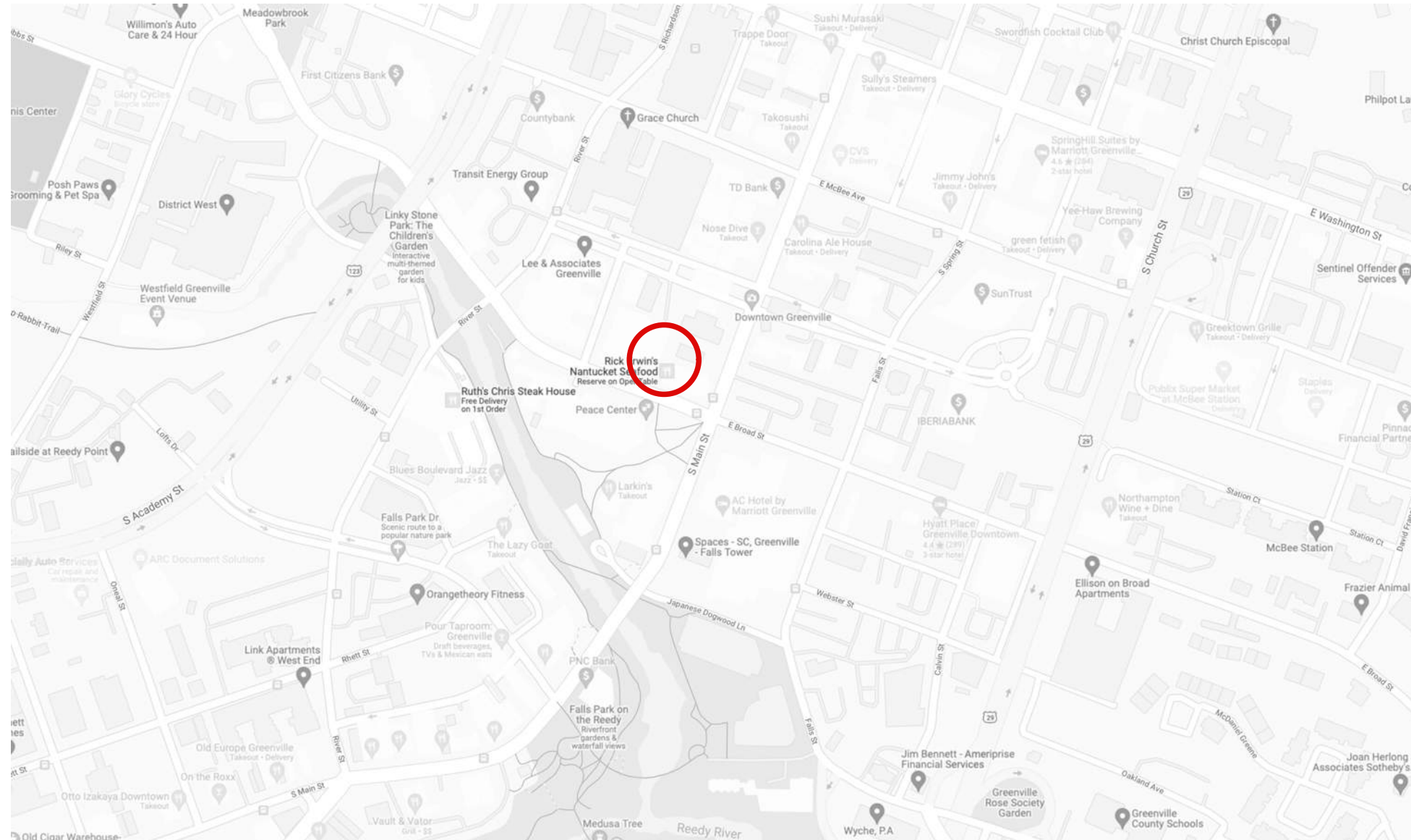
*Signatures	
Applicant	
Date	11/23/21
Property Owner/Authorized Agent	
Date	11/24/21
Public Hearing Information	
Public Hearing Signs	

1. GENERAL CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF THE EXISTING CONDITIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS PRIOR TO BEGINNING WORK.
2. DRAWINGS SHALL NOT BE SCALED. GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IF DIMENSIONAL CLARITY IS REQUIRED.
3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY CONFLICTS IN THE DRAWINGS PRIOR TO BEGINNING WORK.
4. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR REVIEWING THE ENTIRE SET OF CONTRACT DOCUMENTS.
5. WHERE DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, CONTRACTOR SHALL CLARIFY WITH THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
6. ALL WORK SHALL CONFORM TO APPLICABLE LOCAL CODES, LAWS, AND ORDINANCES ASSIGNED BY THE AUTHORITIES HAVING JURISDICTION.
7. USE PRACTICES COMMON TO THE STANDARDS OF THE TRADES UNLESS SPECIFICALLY NOTED OTHERWISE.
8. GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR COMPLETION OF THE WORK SHOWN. PERMITS SHALL BE OBTAINED PRIOR TO BEGINNING WORK.
9. GENERAL CONTRACTOR SHALL OBTAIN AND SCHEDULE ALL FIELD INSPECTIONS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.

5 PROJECT GENERAL NOTES

A.F.F. = ABOVE FINISH FLOOR	O.P.O.I. = OWNER PROVIDED, OWNER INSTALLED
CL = CENTER LINE	OPP = OPPOSITE
CONC = CONCRETE	PEMB = PRE ENGINEERED METAL BUILDING
CONT = CONTINUOUS	PT = PRESSURE TREATED
ELEV. = ELEVATION	PTD= PAINTED
EQ = EQUAL	SIM = SIMILAR
EXT = EXTERIOR	SYP = SOUTHERN YELLOW PINE
F.O.B. = FACE OF BLOCK	TBD = TO BE DETERMINED
F.O.S. = FACE OF STUD	TBS = TO BE SELECTED
F.O.W. = FACE OF WALL, (BRICK OR FINISH)	TYP = TYPICAL
FTG = FOOTING	VIF = VERIFY IN FIELD
HDG = HOT DIPPED GALVANIZED	WD = WOOD
INT = INTERIOR	WRC = WESTER RED CEDAR
KD = KILN DRIED	# DOOR DESIGNATION SYMBOL
N.I.C. = NOT IN CONTRACT	A WINDOW DESIGNATION SYMBOL
MR = MOISTURE RESISTANT	DIMENSION TO CENTER LINE
O.C. = ON CENTER	A STRUCTURAL COLUMN LINE
O.P.C.I. = OWNER PROVIDED, CONTRACTOR INSTALLED	INSULATION

4 ABBREVIATIONS & SYMBOLS



3 LOCATION MAP

SCALE: N/A

2 DRAWING LIST

SCALE: N/A

G101 - TITLE SHEET
G104 - SITE PHOTOS
D100 - DEMO SITE PLAN
A100 - PROPOSED SITE PLAN
A105 - ENLARGED COURTYARD PLAN
A106 - ENLARGED COURTYARD ROOF PLAN
A201 - EXTERIOR ELEVATIONS
A203 - EXTERIOR ELEVATIONS
A204 - EXTERIOR VIEW 1
A205 - EXTERIOR VIEW 2
A301 - SECTION

40 W. Broad Street, Suite 500
Greenville, SC 29601

PIN # 0059000400206 & 0059000400207

DESIGN REVIEW BOARD SUBMITTAL 11.29.2021

WINDSOR
AUGHTRY

OWNER
WINDSOR AUGHTRY COMPANY
KIRK CRAWFORD - 864-516-4390
K.CRAWFORD@HOSPITALITYAMERICA.COM

DAVID THOMPSON ARCHITECT

ARCHITECTURE AND PROJECT MANAGEMENT
DAVID THOMPSON - 843-297-8939
DTHOMPSON@DTHOMPSONARCHITECT.COM

PROFICIENT
ENGINEERING

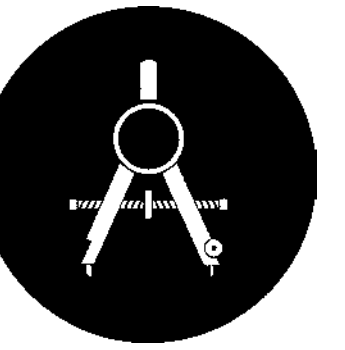
MECHANICAL, ELECTRICAL, PLUMBING ENGINEERING
PROFICIENT ENGINEERING
BRIAN ARMENTA - 404.330.9798 x103
BRIAN@PROFICIENTENGINEERING.COM

MobileFixture
THE KITCHEN & RESTAURANT STORE
SINCE 1927

KITCHEN EQUIPMENT CONSTULTANT
MOBILE FIXTURE
HANK CANTRELL - 615-426-4854
HANK.CANTRELL@MOBILEFIXTURE.COM

1 PROJECT TEAM

SCALE: N/A



DAVID THOMPSON ARCHITECT, LLC
CHARLESTON SC / 843-297-8939
WWW.DTHOMPSONARCHITECT.COM

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G101



VILLAGE GREEN - VIEW FROM HOTEL EXIT



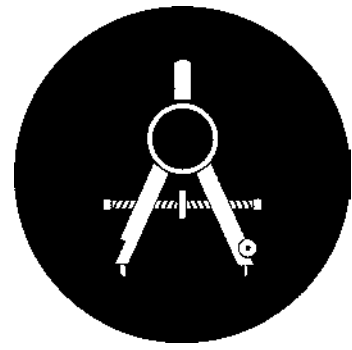
VILLAGE GREEN - VIEW FROM BOTTOM OF S. MAIN STREET STAIRS



W. BROAD STREET STOREFRONT



VILLAGE GREEN - VIEWED FROM S. MAIN STREET SIDEWALK



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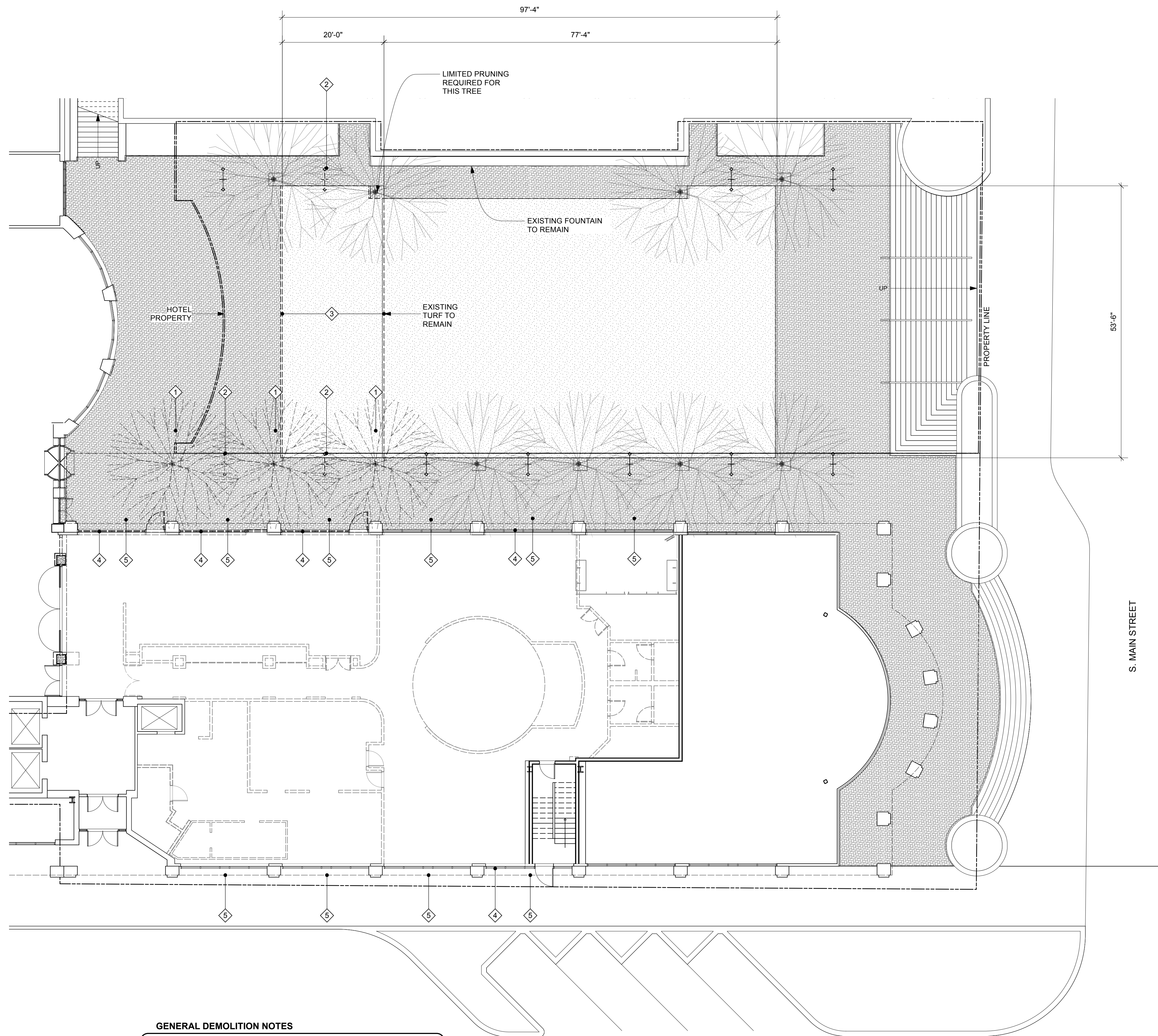
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GENERAL DEMOLITION NOTES

1. DASHED LINES INDICATE DEMOLITION ITEMS. SOLID LINES INDICATE EXISTING ITEMS TO REMAIN.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF DEMOLITION AND CONSTRUCTION. THESE DRAWINGS ARE FOR DESIGN INTENT ONLY.
3. SHOULD THE G.C. ENCOUNTER HAZARDOUS MATERIALS, THEY ARE RESPONSIBLE FOR NOTIFYING THE OWNER AND ARCHITECT PRIOR TO PROCEEDING ANY FURTHER. A PLAN WILL BE DEVELOPED FOR THE SAFE AND LAWFUL REMOVAL AND DISPOSAL OF SAID MATERIALS.
4. THE G.C. SHALL BE RESPONSIBLE FOR THE VERIFICATION OF NON-LOAD BEARING PARTITIONS AND COLUMNS TO BE REMOVED. PROVIDE ALL APPROPRIATE AND NECESSARY SHORING OR SUPPORT FOR OVERHEAD WORK.
5. THE G.C. SHALL NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY IF ANY UNFORSEEN CONDITIONS ARE ENCOUNTERED.
6. SURFACES NOT BEING DEMOLISHED SHOULD BE PROTECTED.
7. REMOVE ANY ABANDONED DEVICES INCLUDING BUT NOT LIMITED TO SWITCHES, CONDUITS, WALL PROTECTIVE SHELVING OR CURTAIN RODS.

W. BROAD STREET

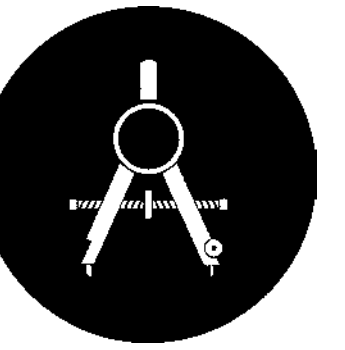
DEMOLITION KEY

- | | |
|---|--|
| 1 | REMOVE EXISTING TREES, GRIND STUMPS, AND PATCH TREE WELLS W/ BRICK TO MATCH EXISTING HARDSCAPE |
| 2 | REMOVE EXISTING LIGHT POSTS. CAP ALL ELECTRICAL TO CODE. |
| 3 | REMOVE PORTION OF EXISTING TURF. |
| 4 | REMOVE PORTION OF EXISTING STOREFRONT FOR MODIFICATION. |
| 5 | REMOVE EXISTING CANVAS AWNINGS. |



1
D100

DEMOLITION SITE PLAN
SCALE: 3/32" = 1'-0"



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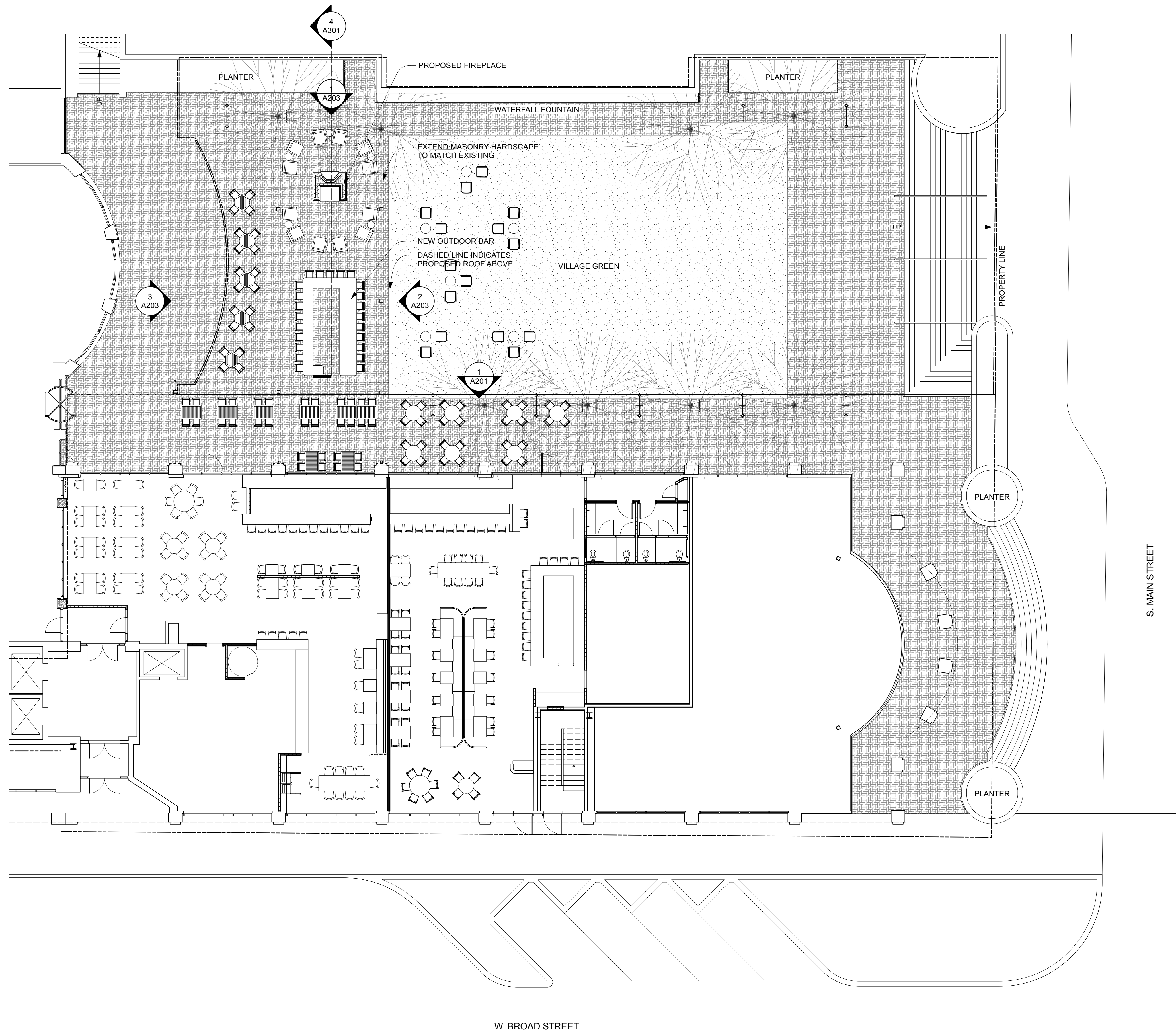
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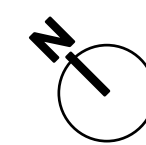
D100



NOTES

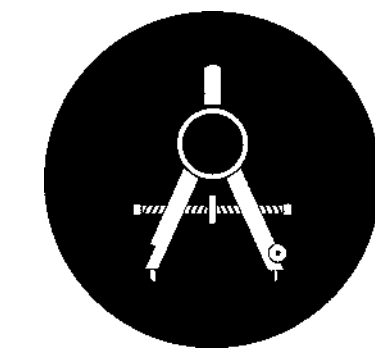
- A — SEE G103 FOR WALL TYPES
- ▨ INDICATES NEW WALL
- 101 SEE A500 FOR DOOR SCHEDULE

NOTE: FURNITURE SHOWN FOR REFERENCE AND DESIGN INTENT ONLY



1
A100

PROPOSED ARCHITECTURAL SITE PLAN
SCALE: 3/32" = 1'-0"



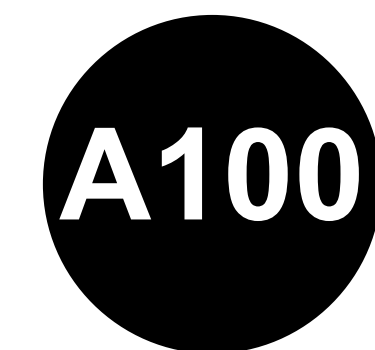
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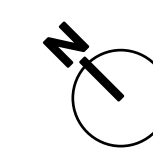
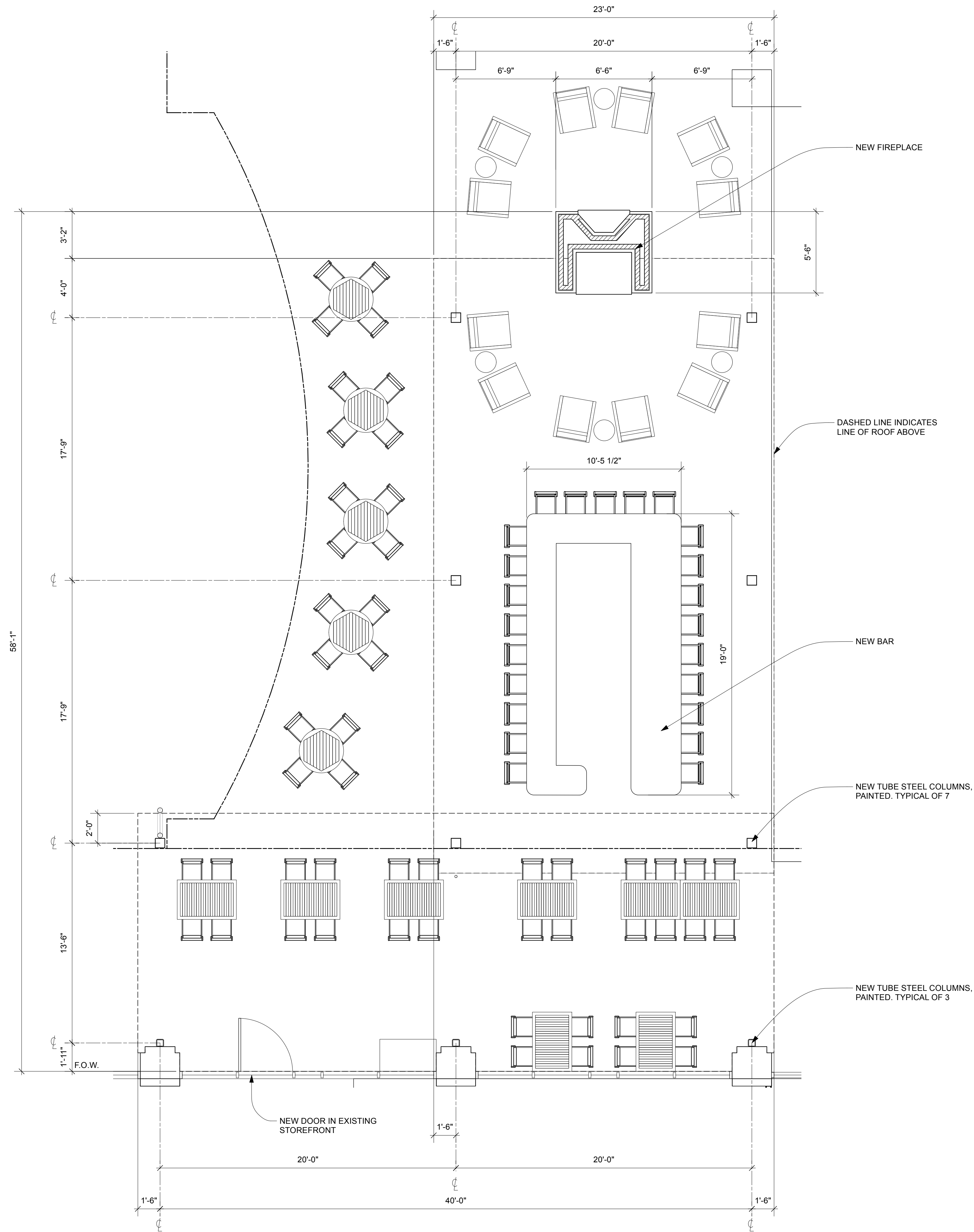
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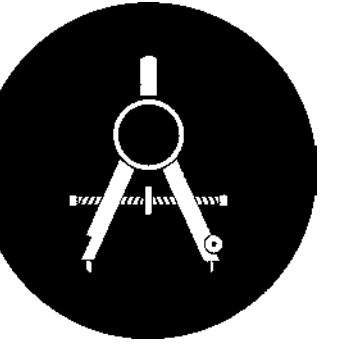
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1
A105 ENLARGED COURTYARD PLAN
SCALE: 1/4" = 1'-0"



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A105



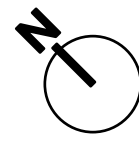
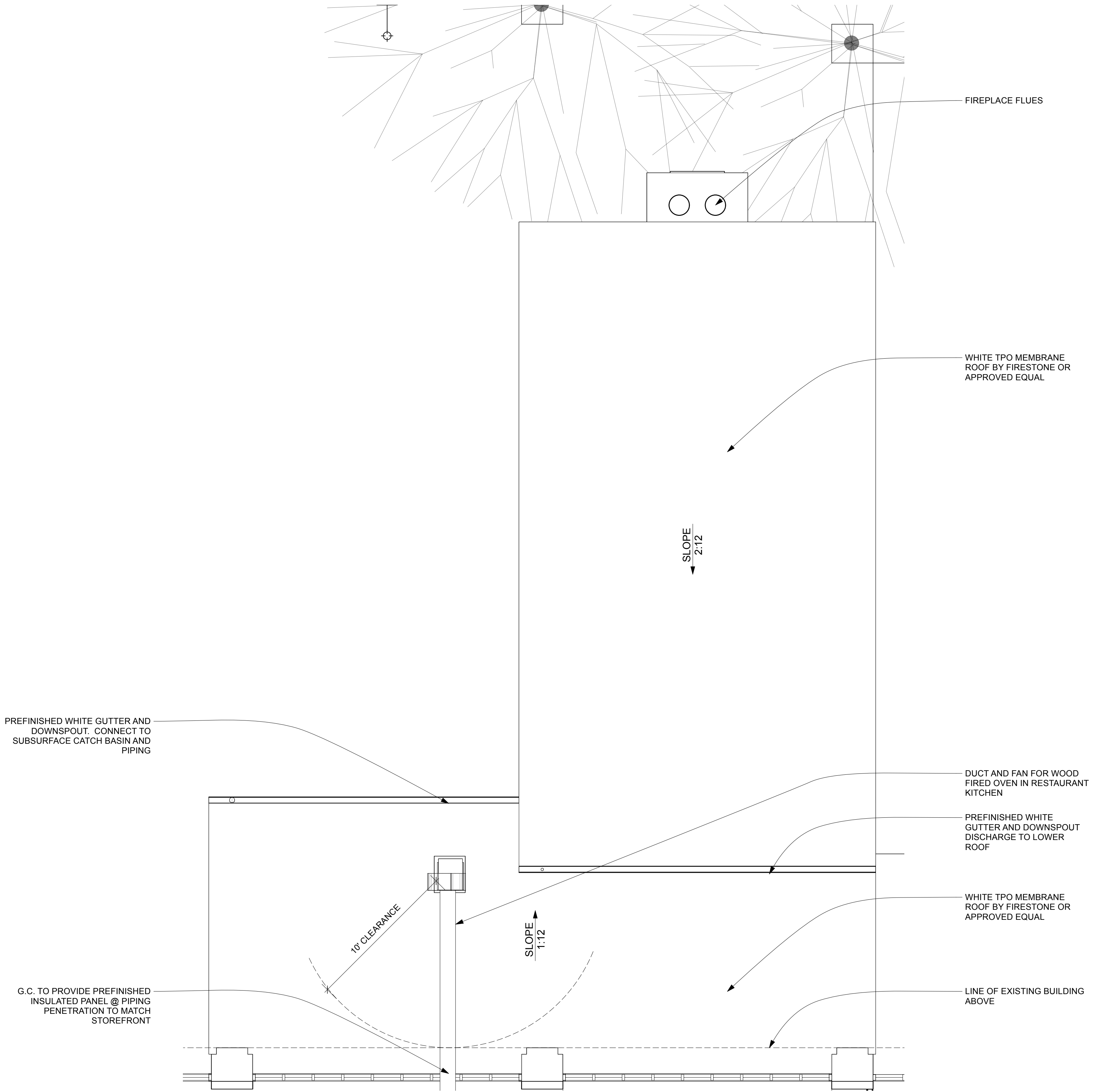
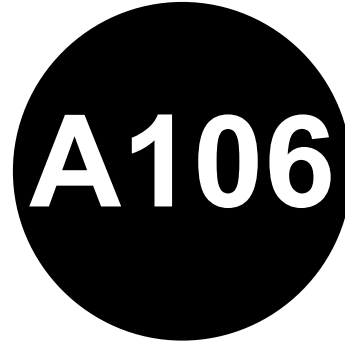
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1
A106 ENLARGED ROOF PLAN
SCALE: 1/4" = 1'-0"



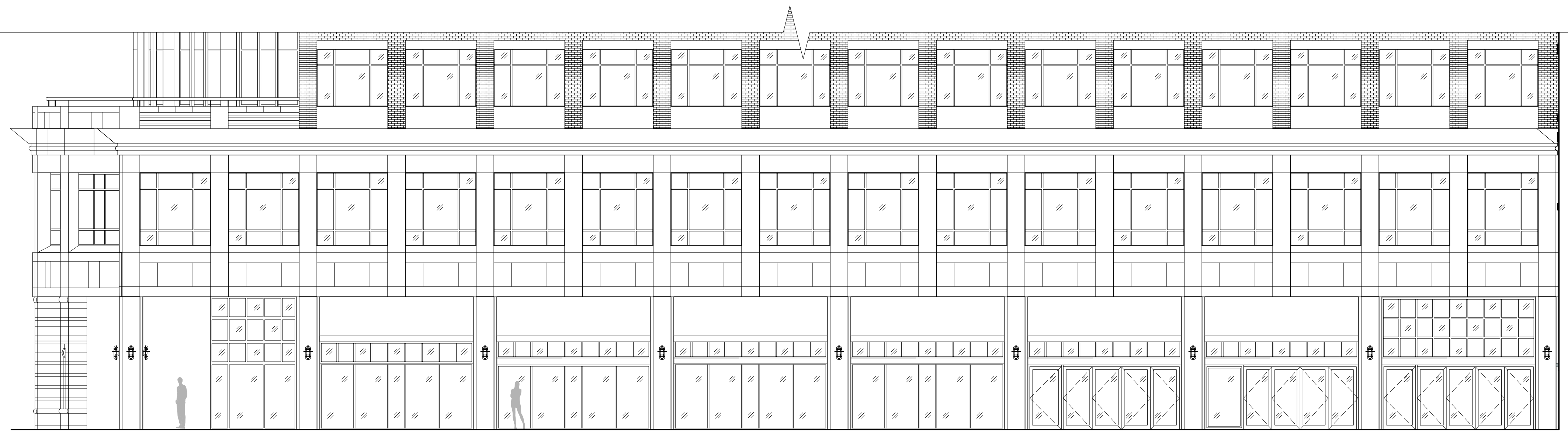
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2 EXISTING NORTH EXTERIOR ELEVATION
A201 SCALE: 1/8" = 1'-0"



NEW STOREFRONT BELOW EXISTING SPANDREL BEAM. STOREFRONT SHALL MATCH EXISTING.

NEW STOREFRONT BELOW EXISTING SPANDREL BEAM. STOREFRONT SHALL MATCH EXISTING.

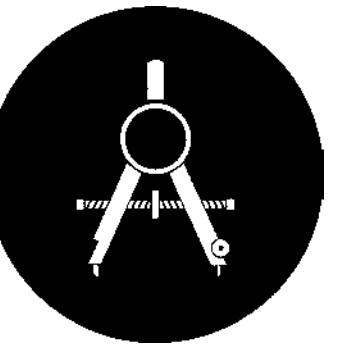
NEW STOREFRONT BELOW EXISTING SPANDREL BEAM. STOREFRONT SHALL MATCH EXISTING.

NEW STOREFRONT BELOW EXISTING SPANDREL BEAM. STOREFRONT SHALL MATCH EXISTING.

NEW EXHAUST FAN FOR RESTAURANT

NEW STEEL FRAMED ROOF STRUTURE AT PROPOSED OUTDOOR BAR

1 PROPOSED NORTH EXTERIOR ELEVATION
A201 SCALE: 1/8" = 1'-0"



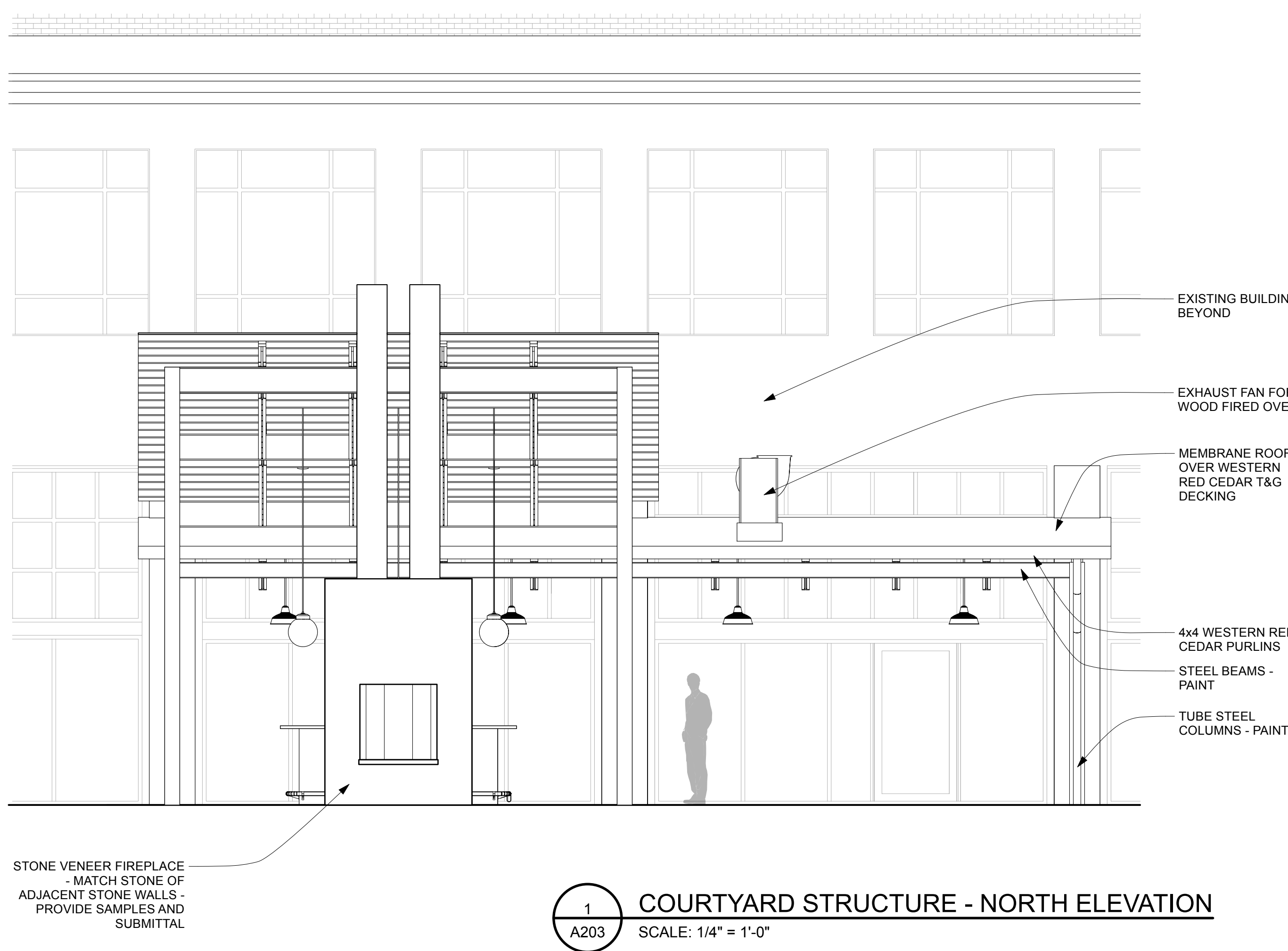
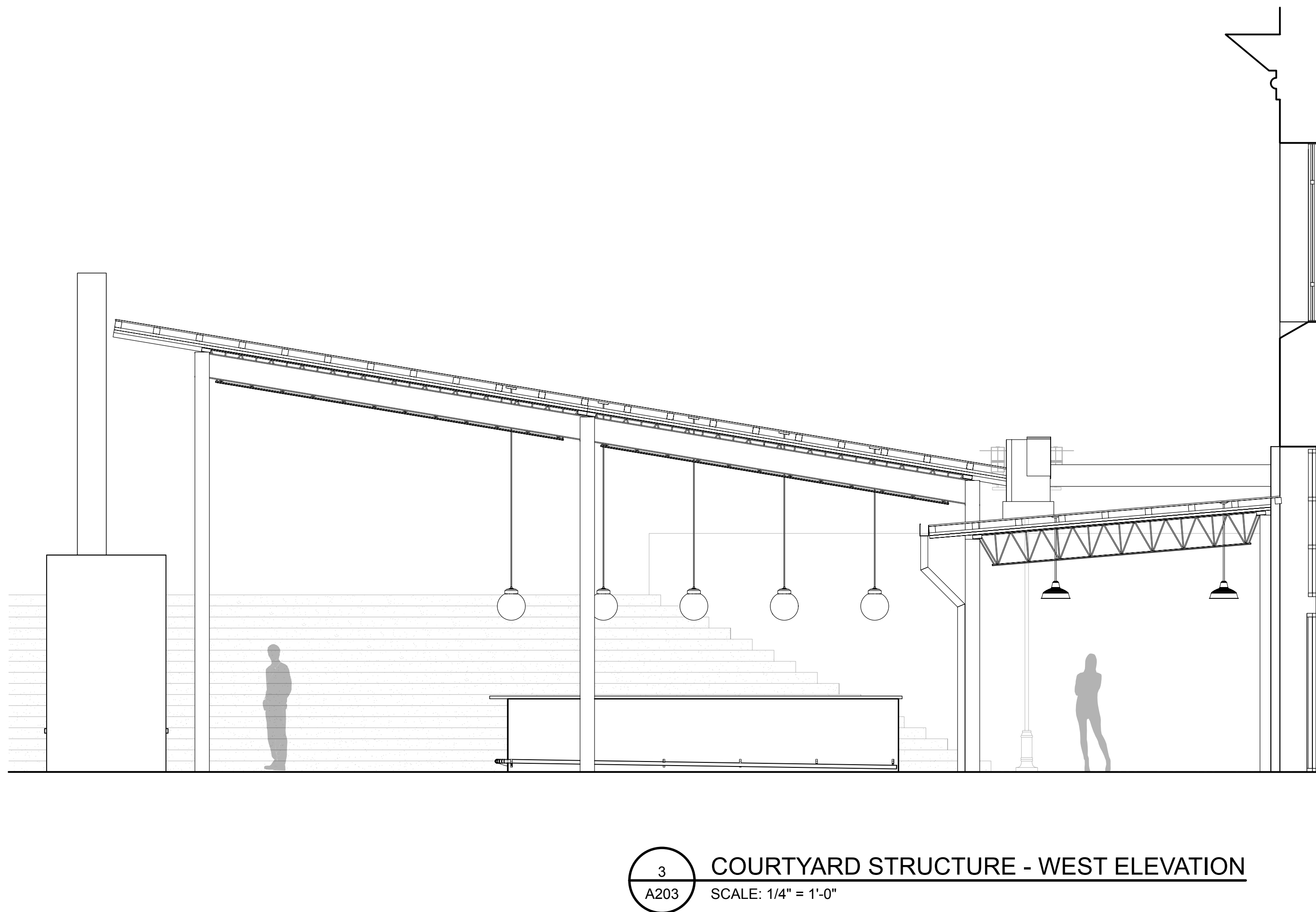
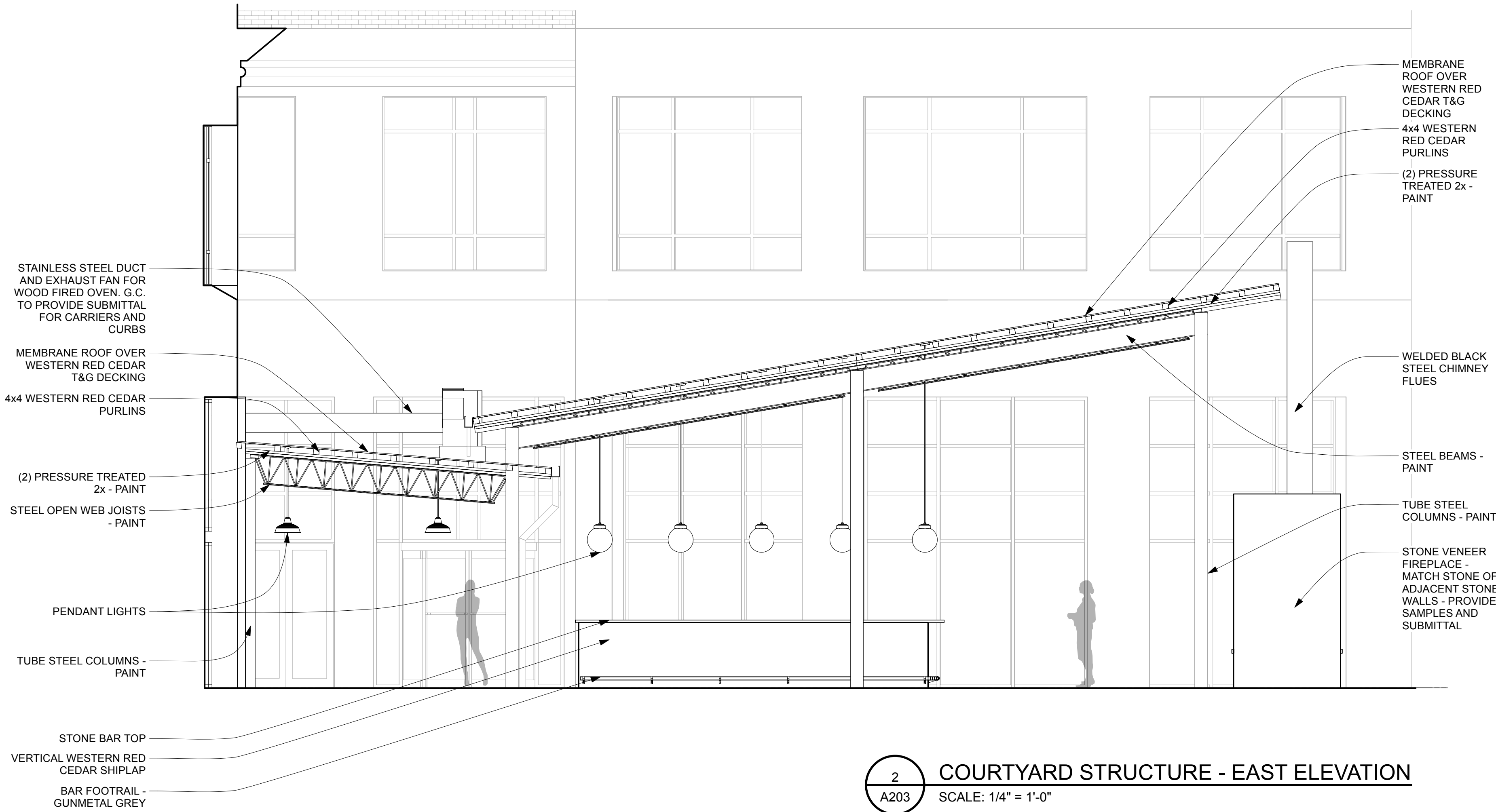
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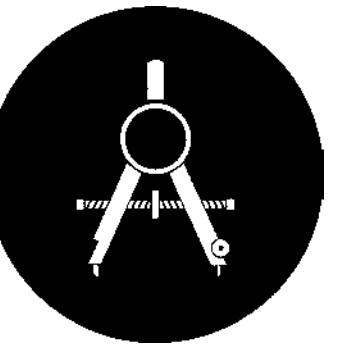
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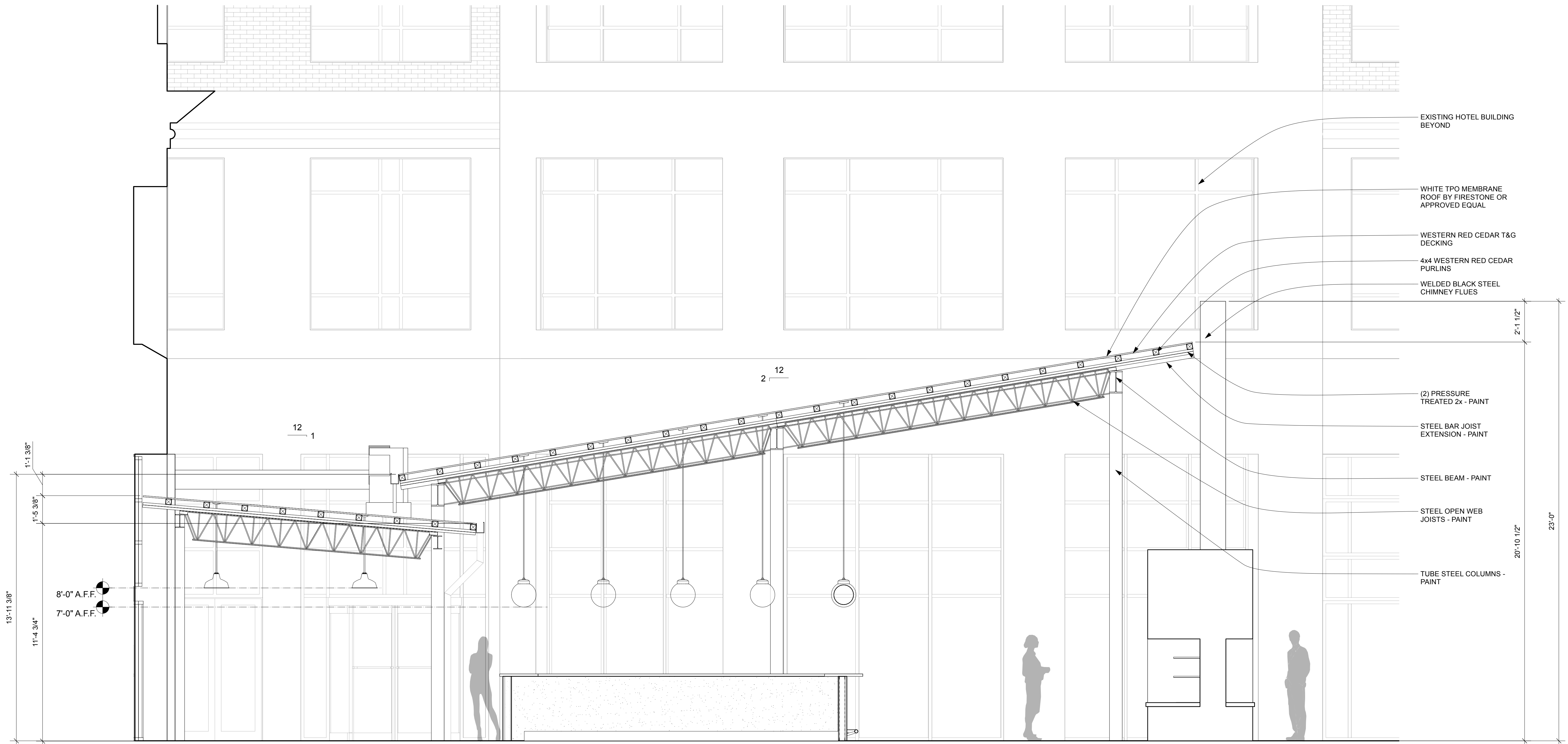
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Greenville, SC 29601



1
A301
COURYARD STRUCTURE BUILDING SECTION
SCALE: 3/8" = 1'-0"